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Planning and Urban Development Department
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

June 6, 2011

Waterfront Maine, LP
14 MAINE ST
BRUNSWICK, MAINE 04011

Project Name: Cumberland Cold Storage Building
Address: 254 COMMERCIAL STREET
Project ID: 2011-260
CBL: 041-A-016-001; 041-A-017-001; 041-A-018-001; 041-A-08-001
Applicant: Waterfront Maine, LP
Planner: Jean Fraser

6/9/11

Dear Waterfront Maine, LP

On June 6, 2011, the Portland Planning Authority approved the amended Level III Site Plan for Cumberland Cold Storage Building at 254 Commercial Street as shown on the approved plans (Plan LSK-3.1 Rev 7 dated June 2, 2011, and Plan C-2.1R Rev 3 dated June 3, 2011) with the following conditions:

- i. That the private bioswale for the Cumberland Cold Storage Building site that has been relocated onto land owned by the City of Portland (for which an easement has been secured) is subject to all stormwater maintenance and reporting requirements; and
- ii. That the applicant and all assigns, shall comply with the conditions of Chapter 32 Storm Water including Article III Post-Construction Storm Water Management and comply with conditions of the approved construction storm water management plan and sediment & erosion control plan based on our standards and state guidelines; and
- iii. That the owner shall submit a copy of the maintenance records for the stormwater management system including, but not limited to, the private bioswale (as per the submitted *Inspection and Maintenance of Stormwater Management Facilities* Plan dated June 1, 2010) to the City's Department of Public Services by June 30 of every year; and

- iv. That the dumpsters near the new paved loading area shall be screened in accordance with the City of Portland Technical Manual Section 4.5.2 prior to the issuance of a Certificate of Occupancy; and
- v. That any amendments to site lighting (including any building mounted lighting) shall comply with the standards set out in the City of Portland Technical Manual Section 12

The approval is based on the submitted site plans. If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. (If applicable)
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date. (If applicable)
4. **Final Plans** Seven (7) final sets of plans must be submitted to and approved by the Planning Division prior to the start of the work subject of the approved amendments. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Preconstruction Meeting** Please contact the Development Review Coordinator prior to the commencement of the work subject of the approved amendments, who will confirm that the contractor is working from the approved site plan.
6. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the

Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser (207) 874-8728 .

Sincerely,


Alexander Jaegerman
Planning Division Director


Attachments:

1. City Code: Chapter 32

Electronic Distribution:

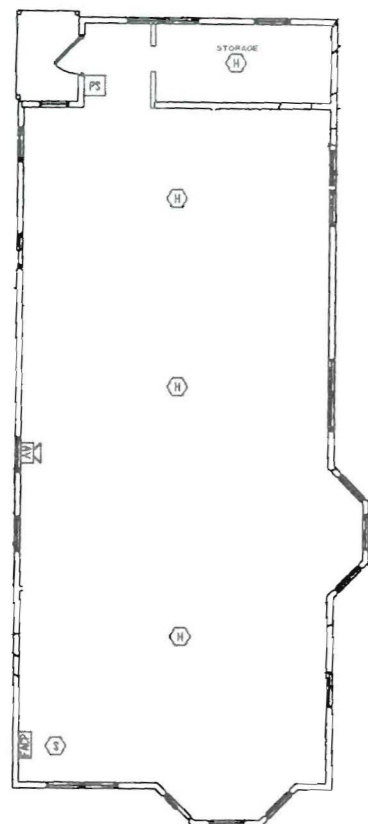
Penny St. Louis, Director of Planning and Urban Development Department
Alexander Jaegerman, Division Director, Planning
Barbara Barhydt, Development Review Services Manager, Planning
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Plan Reviewer, Inspections Division
Lannie Dobson, Administration, Inspections Division
Michael Bobinsky, Director, Public Services
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pinco, Deputy City Engineer, Public Services
David Senus, P.E., Woodard & Curran
Jane Ward, Administration, Public Services
Capt. Keith Gautreau, Fire Department
Jeff Tarling, City Arborist, Public Services
Tom Errico, P.E., T Y Lin Associates
Assessor's Office

Approval Letter File

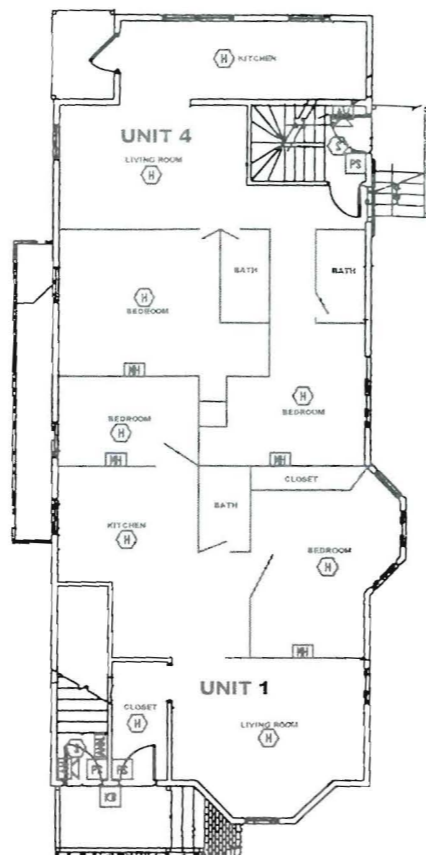
| | |
|--|---------------|
| REVISION 1 | DATE: 5/24/11 |
| REVISION 0 SUBMITTAL | |
| SYSTEM WIRING RISER | |
| PROJECT NAME 125 MORNING STREET MATRIX PORTLAND, MAINE | SCALE: NTS |
| | BY: CJC |
| | CK BY: |
|  Prepared For Tomorrow: Delivered Today 2257 W BROADWAY, SD PORTLAND, MAINE 04106 | SAVED AS: |

| SYSTEM INPUTS | | CONTROL UNIT ACTIVATION | | | | | | | | SYSTEM OUTPUTS | | | | | | REQUIRED FIRE SAFETY CONTROL | | | | | | | | |
|---------------|---|-------------------------|---|---|---|---|---|---|---|----------------|---|---|---|---|---|------------------------------|---|---|---|---|--|--|--|----|
| | | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | U | V | | | | |
| 1 | MANUAL FIRE ALARM PULL STATION | ● | ● | | | | | | | ● | | ● | | | | | | | | | | | | 1 |
| 2 | AREA SMOKE DETECTOR | ● | ● | | | | | | | ● | | ● | | | | | | | | | | | | 2 |
| 3 | ELEVATOR LOBBY SMOKE DETECTOR - PRIMARY FLOOR | | | | | | | | | | | | | | | | | | | | | | | 3 |
| 4 | ELEVATOR LOBBY SMOKE DETECTOR - ALTERNATE FLOOR | | | | | | | | | | | | | | | | | | | | | | | 4 |
| 5 | ELEVATOR SMOKE DETECTOR | | | | | | | | | | | | | | | | | | | | | | | 5 |
| 6 | ELEVATOR HEAT DETECTOR | | | | | | | | | | | | | | | | | | | | | | | 6 |
| 7 | AREA HEAT DETECTOR | ● | ● | | | | | | | ● | | | | | | | | | | | | | | 7 |
| 8 | SPRINKLER WATERFLOW | | | | | | | | | | | | | | | | | | | | | | | 8 |
| 9 | SPRINKLER TAMPER SWITCH | | | | | | | | | | | | | | | | | | | | | | | 9 |
| 10 | FIRE ALARM AC POWER FAILURE | | | | | ● | ● | ● | ● | | | | | ● | | | | | | | | | | 10 |
| 11 | FIRE ALARM SYSTEM LOW BATTERY | | | | | ● | ● | ● | ● | | | | | ● | | | | | | | | | | 11 |
| 12 | OPEN CIRCUIT | | | | | ● | ● | ● | ● | | | | | ● | | | | | | | | | | 12 |
| 13 | GROUND FAULT | | | | | ● | ● | ● | ● | | | | | ● | | | | | | | | | | 13 |
| 14 | NOTIFICATION APPLIANCE CIRCUIT SHORT | | | | | ● | ● | ● | ● | | | | | | | | | | | | | | | 14 |
| 15 | | | | | | | | | | | | | | | | | | | | | | | | 15 |
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| 21 | | | | | | | | | | | | | | | | | | | | | | | | 21 |

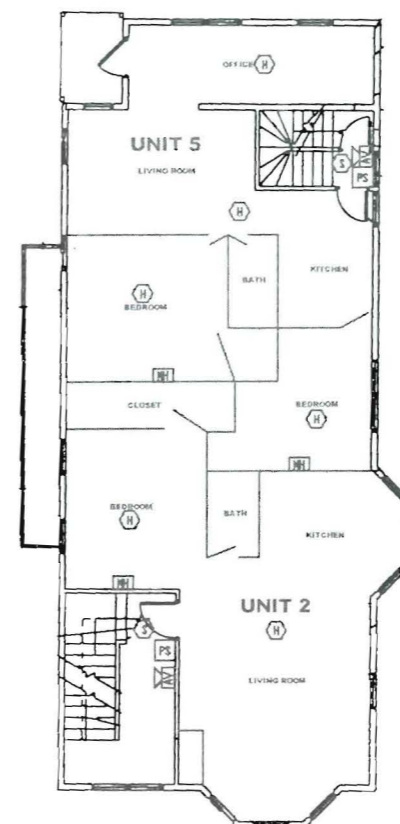
CELLAR



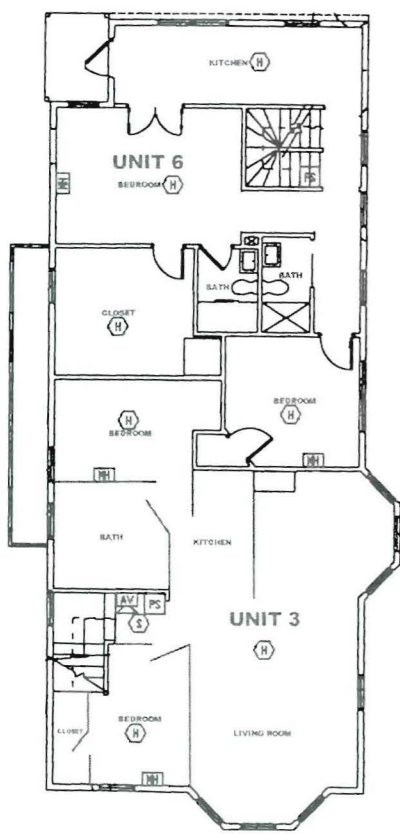
FIRST FLOOR



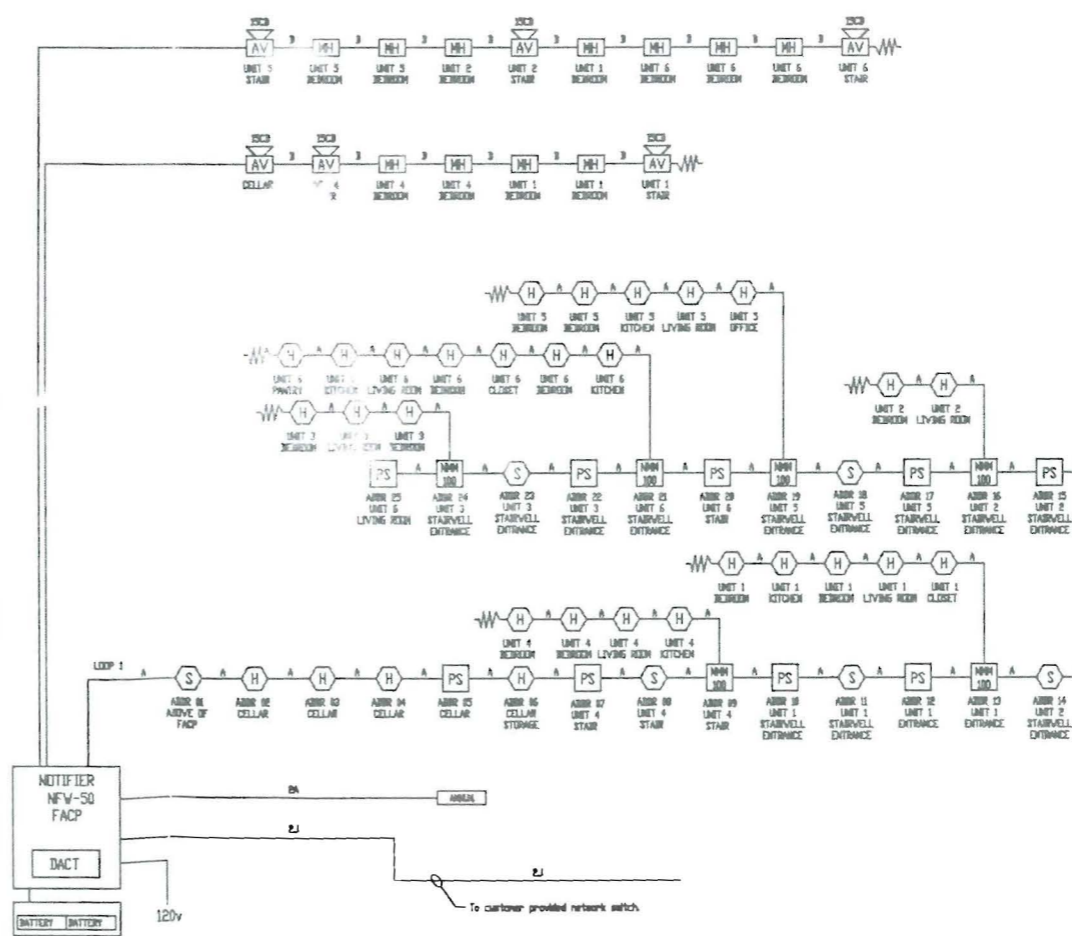
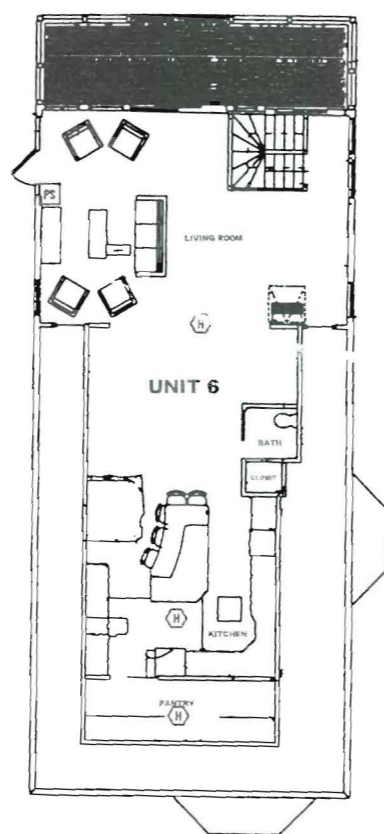
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



LEGEND

| | | |
|-----------------|---------|--|
| MOUNTING HEIGHT | PS | PULL STATION |
| 48 INCHES | S | SMOKE DETECTOR |
| | H | HEAT DETECTOR RATE OF RISE |
| 80 INCHES | VO | VISUAL ONLY |
| 80 INCHES | AV | AUDIO / VISUAL |
| 80 INCHES | VO | VISUAL ONLY |
| | NZM 100 | ZONE MODULE |
| | NC-100 | CONTROL MODULE |
| | NMM | MONITOR MODULE 100=4 SQUARE, 100p=primed |
| | NC 100+ | RELAY MODULE |
| | STS | SPRINKLER TAMPER |
| | SFS | SPRINKLER FLOW |

This drawing is an accurate layout from provided floor plans and information available at time of design. Circuited has been designed for maximum use of resources available with supplied equipment. Deviations from this design must be noted and approved prior to final acceptance. Note: There are 2 signal circuits have a combined load limitation of 25 amps. REMOTE power supply has a 30 amps limitation per circuit and an 80 amp combined limitation for all 4 circuits. Changes in circuiting must incorporate equipment specifications/limitations (see chart below for current vs. candela rating. Distances and ratings shown are for wall applications ONLY, call Norris, Inc. for ceiling devices when applicable.) Twisted-Unshielded Cable is NOT recommended for SLC wiring for this panel. Unshielded cable has a 2500' maximum distance either inside or outside conduit sizes 12-18AVG

| Room Size | Candela Rating | Load (amps) |
|-----------|----------------|-------------|
| 20' x 20' | 15 cd | 0.08 amps |
| 28' x 28' | 30 cd | 0.10 amps |
| 45' x 45' | 75 cd | 0.15 amps |
| 54' x 54' | 110 cd | 0.20 amps |

4.7k END OF LINE RESISTOR (Panel Circuits)

| | |
|---|--|
| A | 1 PR #12 AWG TWISTED-PAIR CABLE FPL GENESIS WG-4315 & WG-4515 BELDEN 5020UL & 6020UL (Up to 10,000 ft) |
| A | 1 PR #14 AWG TWISTED-PAIR CABLE FPL GENESIS WG-4313 & WG-4513 BELDEN 5120UL & 6120UL (Up to 8,000 ft) |
| A | 1 PR #16 AWG TWISTED-PAIR CABLE FPL GENESIS WG-4311 & WG-4511 BELDEN 5220UL & 6220UL (Up to 4,500 ft) |
| B | 1 PR #12 AWG FPL CABLE |
| D | 1 PR #14 AWG FPL CABLE |
| E | 1 PR #16 AWG FPL CABLE |
| F | 2c #12 AWG CABLE |
| G | 2c #14 AWG CABLE |
| H | 2c #16 AWG CABLE |
| J | 1 CAT5 CABLE |

| | |
|------------|-------------------------|
| REVISION 2 | DATE: |
| REVISION 1 | DATE: |
| REVISION 0 | SUBMITTAL DATE: 5/24/11 |

| | |
|--|---------------------------------------|
| SYSTEM WIRING RISER | |
| PROJECT NAME 125 Morning Street Portland, MAINE | SCALE NTS BY: CJC CK BY: |
| NORRIS INC. | |
| P.O. BOX 2551, SOUTH PORTLAND, MAINE 04116 2257 BROADWAY, SCL PORTLAND, MAINE | |
| SAVED AS: | |